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Land to the north east of and 133 Baston Road, Bromley BR2 7BS
Application 2

Design and Access Statement

Outline Planning Application

October 2023

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01

Introduction

Land to the north east of and 133 Baston Road, Bromley BR2 7BS

1 INTRODUCTION

1.1 FOREWORD

This outline planning application document has been prepared by Dominic Lamb Architects on behalf of South East Living Group in support of the demolition of an existing house and redevelopment of the site at 133 Baston Road, Bromley, and demolition of an existing swimming pool, tennis court and associated outbuildings and redevelopment of the land to the north east of 133 Baston Road.

The proposal aims to create 2 new detached family homes with off street parking and associated amenities, and reconfigure the existing in and out entrance serving the site and adjacent Baston House School.

Full site address:

Land to the north east of and 133 Baston Road
Bromley
BR2 7BS

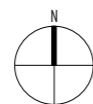
The overall site area is approximately 3690 sq.m (0.369ha).

A separate application will be submitted in relation to the redevelopment of the land to the north of the site, shown outlined in blue.

The site is not within in an area at risk from surface flooding.



 Site Boundary



02

The Site

Land to the north east of and 133 Baston Road, Bromley BR2 7BS

2 THE SITE

2.1 SITE LOCATION

The site is located on a residential road approximately 0.5 miles south east of Hayes train station, 1.9 miles south of Bromley South and 2.9 miles west of Orpington, giving good rail connections into London.

The site is located on the eastern side of Baston Road and comprises a detached two storey house set back from the highway. This part of Baston Road is characterised by two storey detached dwellings on the western side of the road and semi-detached and terraced dwellings on the eastern side of the road, with larger detached houses set back behind the houses fronting Baston Road. Opposite the entrance to the site is Redgate Drive which comprises large detached houses which sit perpendicular to Baston Road.

To the south of the site is Baston High School and its associated playing grounds, with open land to the east comprising sports grounds and fields located within Green Belt land. Baston High School has a right of way over the in and out vehicle entrance at the front of the site to access their sports grounds.



○ Site



2 THE SITE

2.2 SITE DESIGNATION

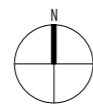
The front part of the site sits within Bromley, Hayes and Keston Commons conservation area, and Green Belt area, with the green belt stretching up the eastern boundary of the site and occupying the section of site to the north that this application seeks to develop.

The site does not contain or is near to any Listed Buildings. There is a Locally Listed building, 54 Baston Road, that is located opposite the front of the site, on the corner of Baston Road and Redgate Drive.

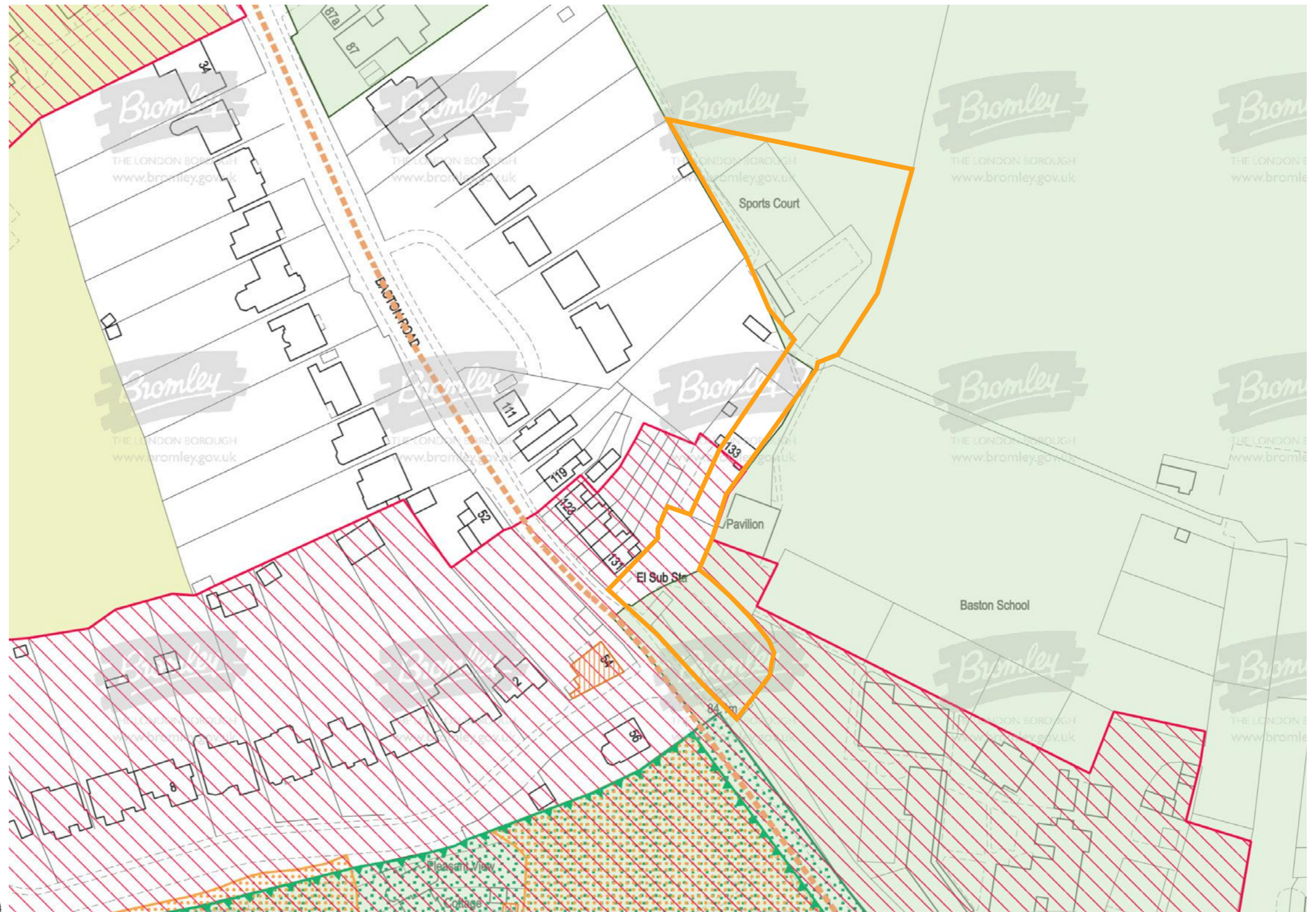
Policy Key

	Green Belt
	Sites of Importance for Nature Conservation
	Conservation Areas
	Archaeological Priority Areas
	London Distributor Roads
	Locally Listed Buildings

 Site



Site Designation map



2 THE SITE

2.3 EXISTING SITE PLAN

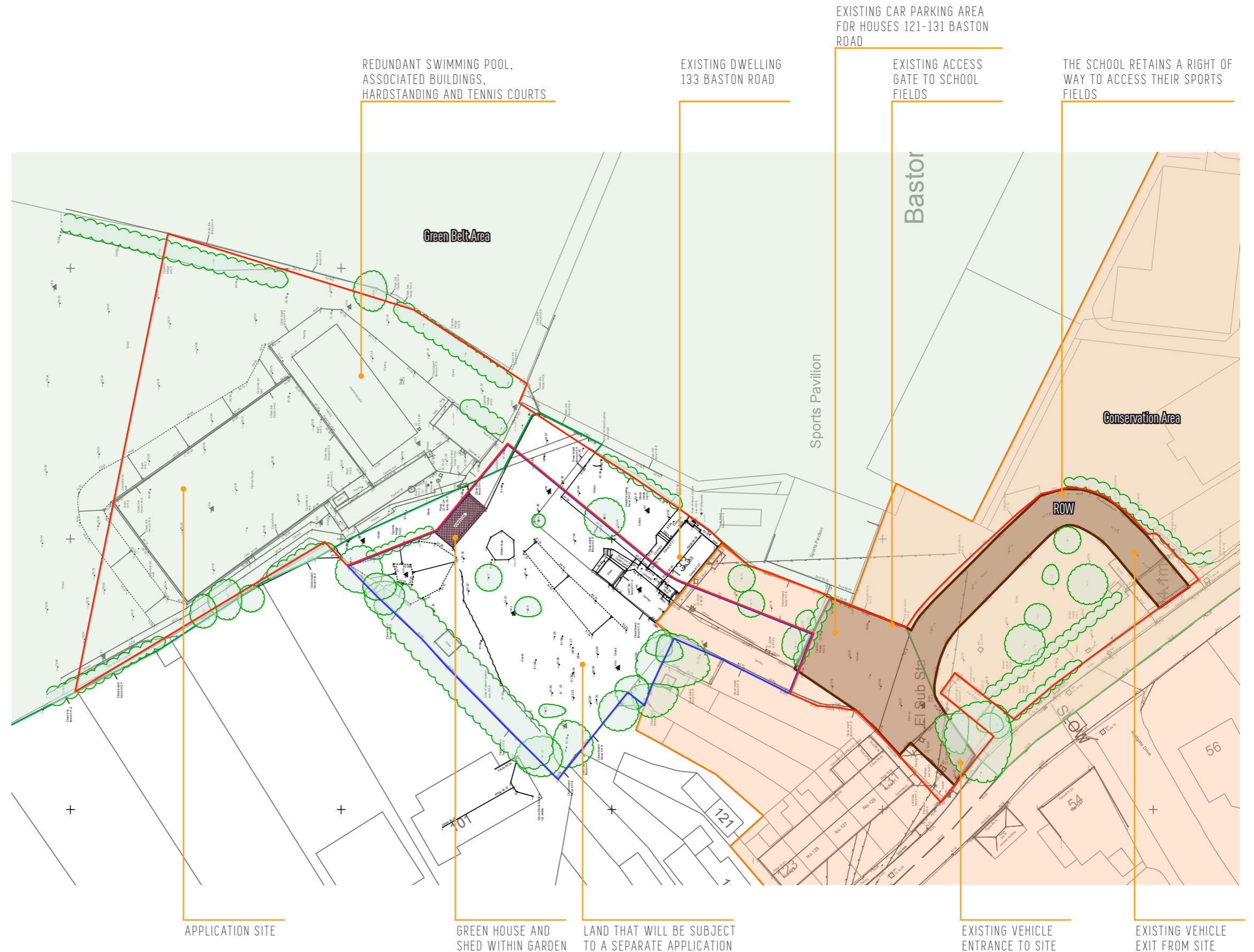
The existing site consists of a detached two storey house with pitched roof. The house is situated approximately 50 metres back from Baston Road at the front of where the site opens up to the north behind the gardens of 121-131 Baston Road. This space serves as the existing rear garden for the existing property of 133 Baston Road and is subject to a separate planning application.

The existing dwelling is accessed via a driveway that is accessed across an area of hardstanding that serves as an existing Right of Way area for the school to access their sports fields to the south of the site, and which also provides parking areas for the residents of 121-131 Baston Road.

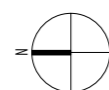
This part of the site is accessed off Baston Road by an existing in and out vehicle access that remains from when the school owned the area of land to the front of the site. The front of the site has dense vegetation which screens the site from view from the street. This is accompanied by dense planting to the northern boundary, which screens the site from the houses set back behind 111 Baston Road.

To the rear of the site of 133 Baston Road is an area consisting of a redundant swimming pool, tennis court, associated buildings and hardstanding. This area is accessed via a gate from the school playing fields to the south of the site, which also contains a single storey sports pavilion.

The site itself is broadly flat, with a gentle slope from the front of the site to the rear (approx 2m level change) towards the Green Belt to the north east of the site.



Existing Site Plan (not to scale)



2 THE SITE

2.4 AERIAL VIEWS OF SITE



Aerial view of site from the south



Aerial view of site from the east



Aerial view of site from the north



Aerial view of site from the west

2 THE SITE

2.5 SURROUNDING CHARACTER

Travelling north along Baston Road from the clearing in the common opposite Baston School, the grounds of Baston School are enclosed by mature trees and hedges which screen its modern single storey buildings from view. On the opposite (west) side of the road the common woodlands stop and set back in a clearing are two small vernacular cottages: Dreadnought Cottage and Pleasant View. Pantiled roofs, weather boarded walls and little windows give them a strong informal character, enhanced by mature gardens enclosed by picket fences.

Further north along Baston Road stands Ash Lodge, a symmetrical two-storey house which dates from 1776 and was once the home of the Bath family. It is rendered, although it may originally have had a red brick façade, and its box sash windows are fitted flush with the façade suggesting an earlier date. To the right of the house is a weather-boarded outbuilding and to its left is the entrance to Redgate Drive. Nest Cottage used to lie to the north of Ash Lodge, but this has been replaced by 2no. detached 3 bedroom houses (ref: DC/17/05668/FULL1).

Redgate Drive was developed on the site of The Nest. It is a cul-de-sac of 14 detached inter war houses, mostly on its north side, the south side is made up of mature planting along the common edge. Dominating the whole development is a massive cedar. The houses each have an individual form but are unified by traditional materials and Olde English/ vernacular revival treatment; their front gardens are not enclosed giving a spacious effect, which is deceptive as the houses are relatively tightly placed within their plots.

To the north of Ash Lodge, on the opposite side of the road, are Bath Villas, a small group of cottages with bay windows dating from 1886. These buildings, although altered, effectively mark the start of Hayes village and are an important element in the townscape.



Dreadnought Cottage



Example of house type and architecture on Redgate Drive



Ash Lodge, opposite the site entrance



Example of house type and architecture on Redgate Drive



Bath Villas, 121-131 Baston Road



Example of house type and architecture on Redgate Drive

2 THE SITE

2.5 SURROUNDING CHARACTER

To the north of the Conservation Area, further along Baston Road the houses are generally large detached houses that sit broadly across the whole width of each plot, with narrow side access gaps between the properties.

The architectural style is similar to the houses with Redgate Drive with hipped roofs, projecting gables to the front, bay windows, hipped porch roofs, and black barge board detailing complemented by a simple material palette of red brick, red clay roof tiles, render and white windows.

These houses are set back from the road with parking spaces for each house provided to the front within landscaped hard and soft landscaping.



Houses on Baston Road, to the north of the site.

2 THE SITE

2.5 SURROUNDING CHARACTER

To the west of the site, to the south of Redgate Drive is a single storey dwelling called Dreadnought Cottage. Formally a tea rooms in the 1900's and very popular with hikers and cyclists when the railway line extended out to Hayes. This is an example of single storey, lateral buildings on the edges of developments, where they meet the open space of the Green Belt or woods of Hayes Common.

The form consists of a series of pitched roof forms interlocking together. The material palette is simple with timber cladding, brick and tiled roofs. There is also an open car port attached the building.

To the south of the site is Baston High School which sits within the green belt. The school consists of a cluster of single storey buildings with pitched roofs. The form and arrangement of building clusters reduces the visual impact that the school buildings have on the open space of the green belt beyond.



Front of Dreadnought cottage



Rear of Dreadnought cottage



Aerial view of the form of Dreadnought Cottage



Cluster of school buildings to the south of the site, sat within the green belt

03

Relevant Planning History

Land to the north east of and 133 Baston Road, Bromley BR2 7BS

3 RELEVANT PLANNING HISTORY

3.1 52 Baston Road

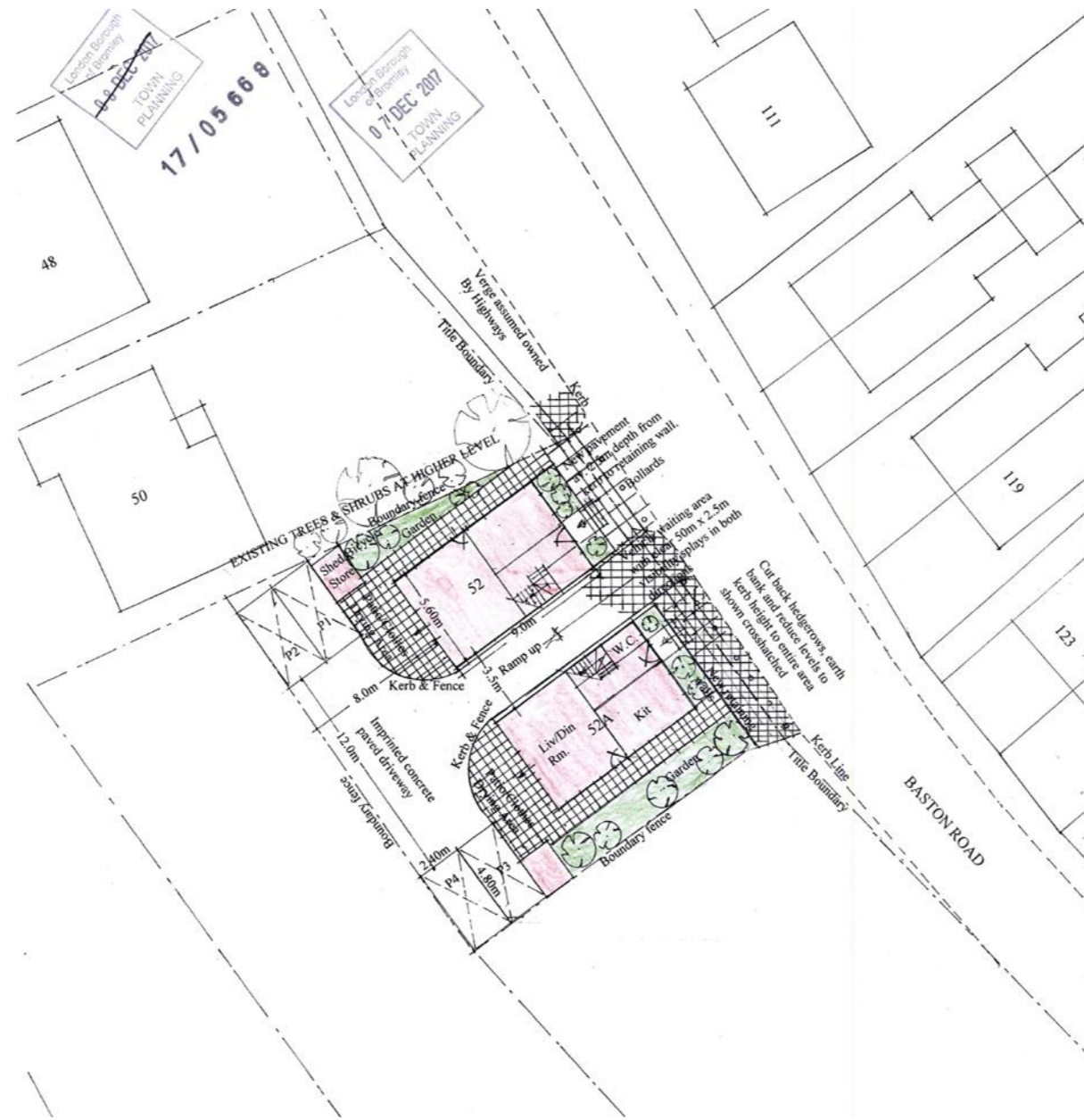
DC/17/05668/FULL1
 Demolition of existing detached bungalow and erection of a pair of detached two storey three bedroom dwellings with associated car parking spaces and landscaping works.

In December 2017 planning permission was granted to demolish the existing bungalow Nest Cottage, which was built in the early 19th century and was one of the oldest buildings in the area before demolition. It was replaced by 2no. detached, 3 bedroom homes with parking to the rear.

The previous site was deemed to be developed to a low level in terms of bulk and density. It was considered that the redevelopment of the site with a residential scheme of the type proposed was acceptable in principle. The resulting plot sizes and form of development was reflective of the wider area, particularly opposite the site and therefore the principle of the development was not objected to.

The proposed footprints of the houses were considered to sit comfortably within the plot without overdeveloping it and the approved site plan and elevations indicated that the dwellings were to be modest in scale. The design of the dwellings took cues from those surrounding the site, particularly the cottage style dwellings opposite. The siting of the dwellings were be in advance of No. 50, however this was reflective of the existing house's positioning and therefore wasn't objected to. The dwellings were deemed to not appear overly imposing within the street scene, given the modest height and scale, despite their close proximity to the road.

The site is adjacent to the Bromley, Hayes and Keston Commons Conservation Area and therefore the impact on the special character of this area was assessed. It was noted that the development would retain a significant side space to the flank boundary of the site that adjoins the Conservation Area and therefore it was considered that this buffer area would not impact upon it.



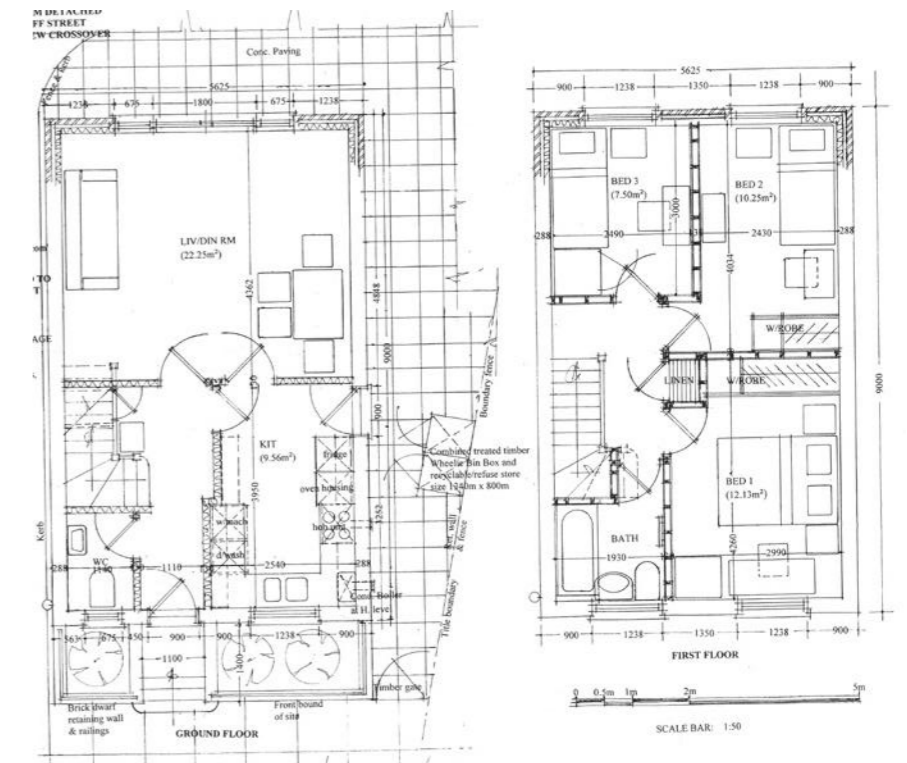
Approved Site Plan



Approved Elevations



52 Baston Road viewed from the road in front.



Approved Plans

04

Proposal

Land to the north east of and 133 Baston Road, Bromley BR2 7BS

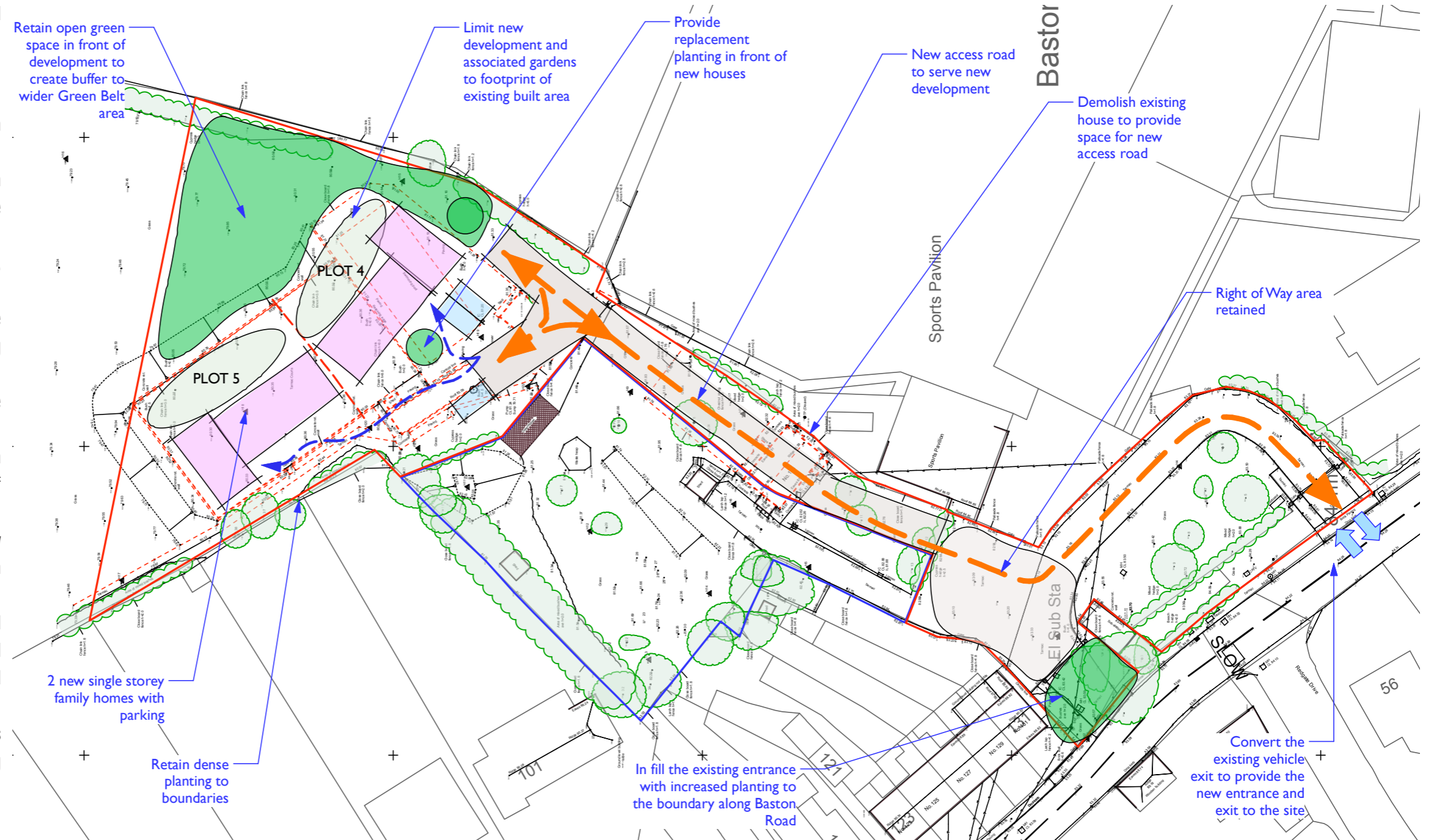
4 PROPOSAL

4.1 SITE CONSTRAINTS, OPPORTUNITIES AND STRATEGY

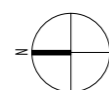
The site presents a number of clear opportunities and constraints.

In summary the principle design generators are as follows:

- Utilise and enhance the sites sense of containment as a positive attribute;
- Use the existing visual shielding of the site from Baston Road to reduce the impact of the development on the existing surrounding houses and Conservation area;
- Utilise the sites good orientation to maximise daylight, outlook and privacy;
- Work with the existing topography to inform the relationship between the houses and the surrounding sites;
- Make the existing mature trees the back drop to the development;
- Adapt existing vehicle accesses and exits onto and from Baston Road to improve the street scene of the front of the site;
- Provide new access road through site to serve new proposed houses and include parking for each house in line with parking provision policy;
- Limit the footprint of the new development and associated private gardens to the area of land already developed (swimming pool, tennis court, associated buildings and hard standing);
- Retain open green space between the rear of the properties and the wider green belt to allow for natural landscaping to act as a buffer to the development.



Site constraints, opportunities and strategy (not to scale)



4 PROPOSAL

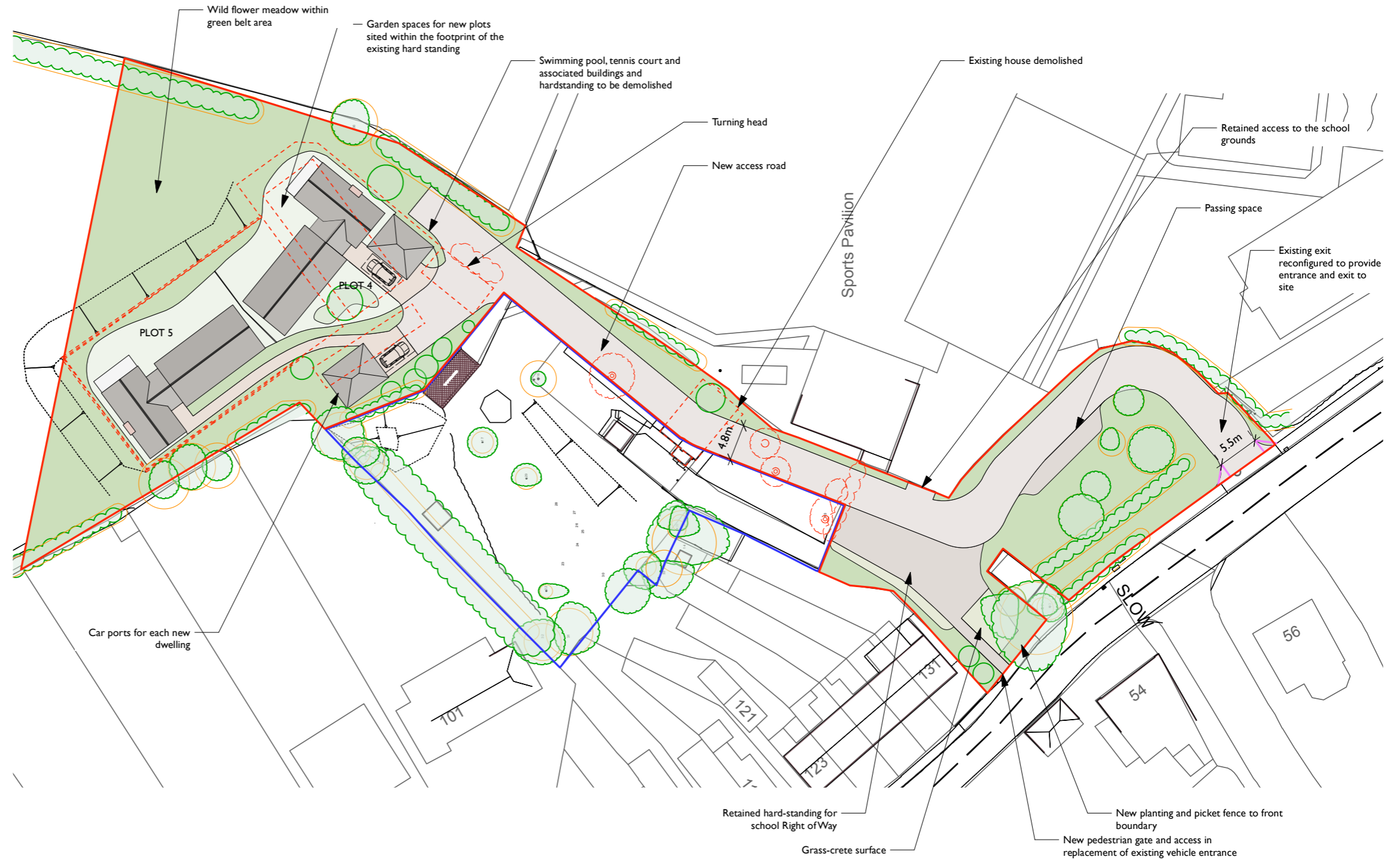
4.2 SITE PLAN

The proposed site plan utilises the existing vehicle exit to the south of the site to provide both the entrance and exit for the proposed development. The existing vehicle entrance will be removed and new planting introduced along with a picket fence to improve the street scene.

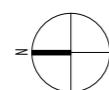
The school's right of way will be retained, which will also provide space additional space for a refuse/fire truck to turn. The extent of turning space will be softened by the introduction of a grass-crete finish close to the existing vehicle entrance.

The new access road will hug the southern boundary, where the existing dwelling currently lies, to provide access to 2no. new detached family homes on the parcel of land to the rear of 133 Baston Road. These new homes have been set on the area of the site that has been previously developed (the swimming pool, tennis court, associated buildings and hardstanding). The new houses have been arranged to represent a cluster of farmstead buildings formed by a series of interlocking single storey pitched roof masses, that represent a low scale development in front of the backdrop of the existing mature vegetation and trees.

Each house will have a small car port, again referencing the farmstead approach, and a demised private garden space that will have a soft border with the retained green space to the east of the site which will be left wild to act as a buffer between the new houses and the open space and Green Belt beyond. Each plot will have space for parking at the front and new landscaping to complement the houses and existing site characteristics. New planting will replace any small trees that are removed to facilitate the development.



Proposed site plan (not to scale)



4 PROPOSAL

4.3 ACCESS

The proposed site plan utilises the existing vehicle exit to the south of the site to provide both the entrance and exit for the proposed development. The existing exit has been modified to allow sufficient space for refuse and fire trucks to turn into and out of the entrance. Upon entering the site there is a proposed passing space should the vehicles meet and on coming vehicle.

The retained hard standing area for the school's Right of Way will provide space for refuse trucks to turn, which also connects to a new pedestrian access where the existing entrance is.

The new access road runs along the southern boundary of 133 Baston Road leading to the development site, where there is also a turning head for refuse and fire trucks. The houses are located to the north of the turning head, which serves the car ports, with access to the houses via paths set within new landscaping.

Parking

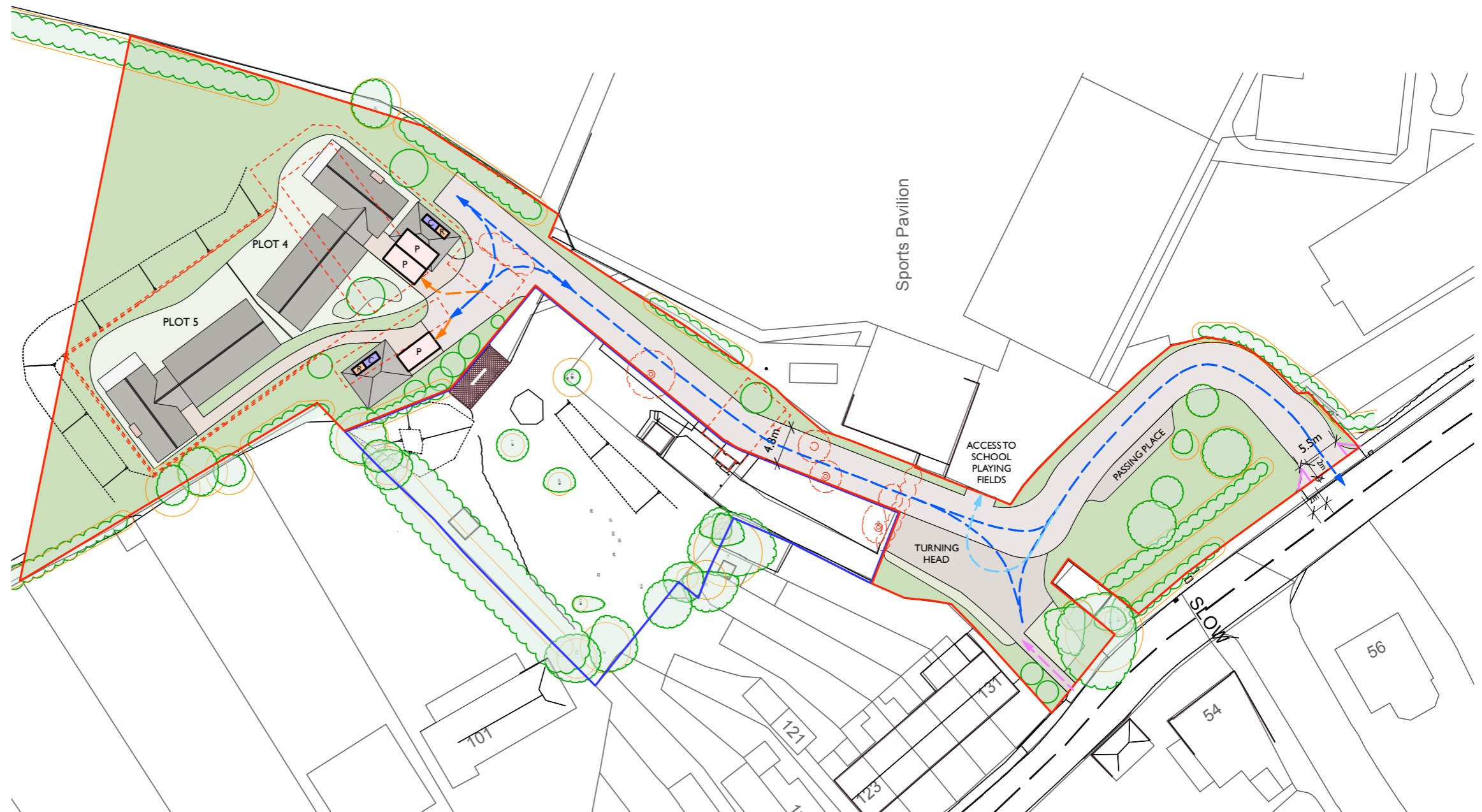
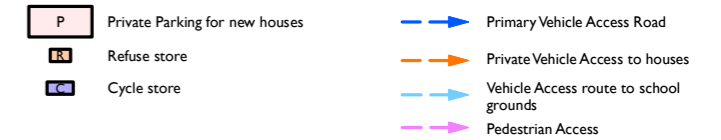
Plots 4 will have 2 parking spaces and Plot 5 will have 1 parking space. These will be provided via a mix of driveway hardstanding and car ports. The number of spaces provided is in accordance with the planning Policy of 1.5 spaces per dwelling for a site with a PTAL rating of 1b.

Cycles

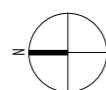
Individual private cycle stores, and cycle storage space will be contained with the car ports for each house.

Refuse and Recycling

Refuse and recycling storage will be kept on plot within the carports and brought out into the yards on specific collection days where it will be able to be collected by the refuse operatives.



Proposed site access plan (not to scale)



4 PROPOSAL

4.4 PLOT 4 (INDICATIVE)

The new houses, Plots 4-5, are based on similar floor plans and massing, but are have slight differences to suit the siting and orientation of each house.

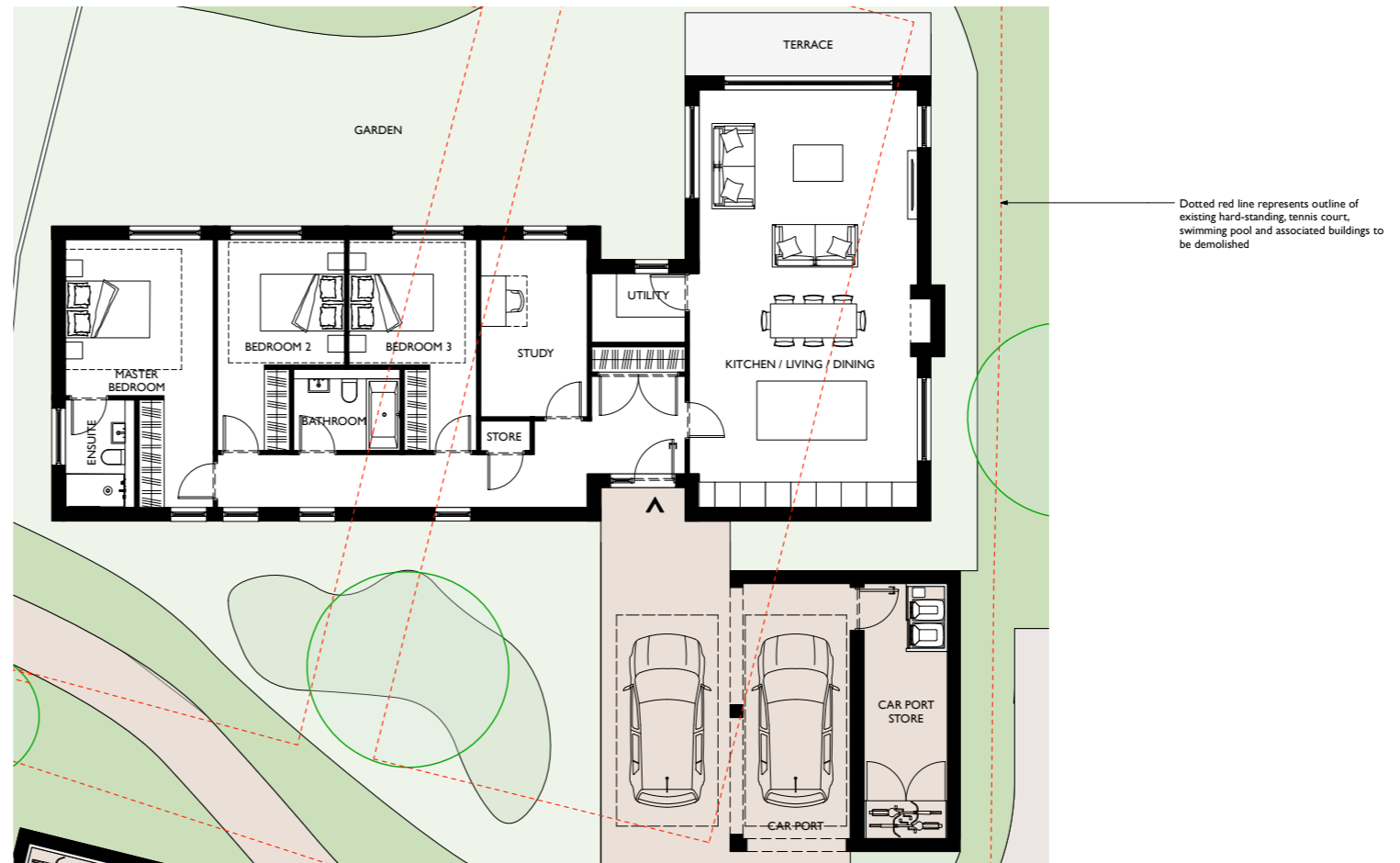
Plot 4 is a single storey dwelling that provides a new detached family home consisting of 3 double bedrooms, with spaces and rooms in accordance with the London Plan space standard requirements.

The new dwelling has quadruple aspect, with obscured glazing on the flank with the bathroom, and provides the quality of spaces and provisions expected from a modern day family home. Direct connection to the garden from the rear and side of the property is provided.

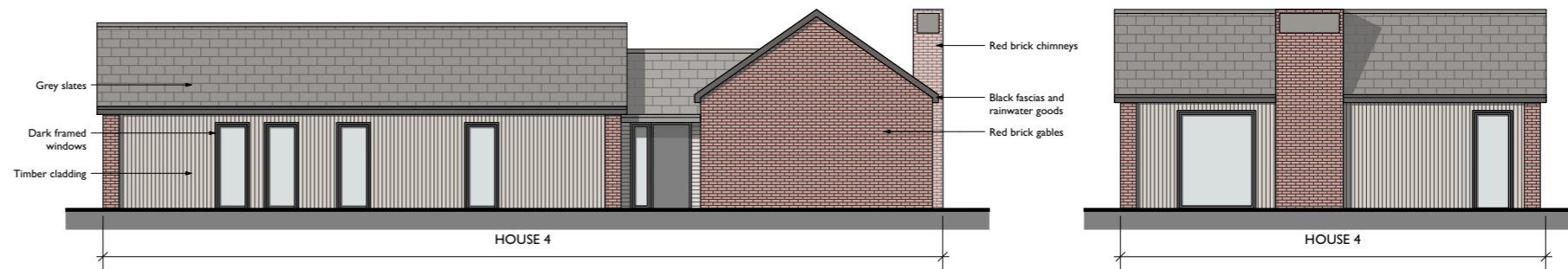
Both of the houses take inspiration from the form and design of surrounding houses in similar locations on the edge of open spaces, green belts and woodland surrounding the site. The scale and form of the proposed new dwellings have been designed to reflect a farmstead approach of clusters of single storey pitched roof forms, but with a slight contemporary approach to the detailing.

Plot 4 consists of three different sized masses that intersect with each other. The material palette is simple with red brick used to form the gable ends of each form, with grey/dark timber cladding along the long facades. A simple slate roof intersects the different roof pitches. The simple masses are punctured by simple full height openings, to reference the original openings within barns, which are complemented by the black window frames, and black fascias and rainwater goods to help tie the simple palette of materials together.

Area - 142 sq.m
Garden - 118 sq.m

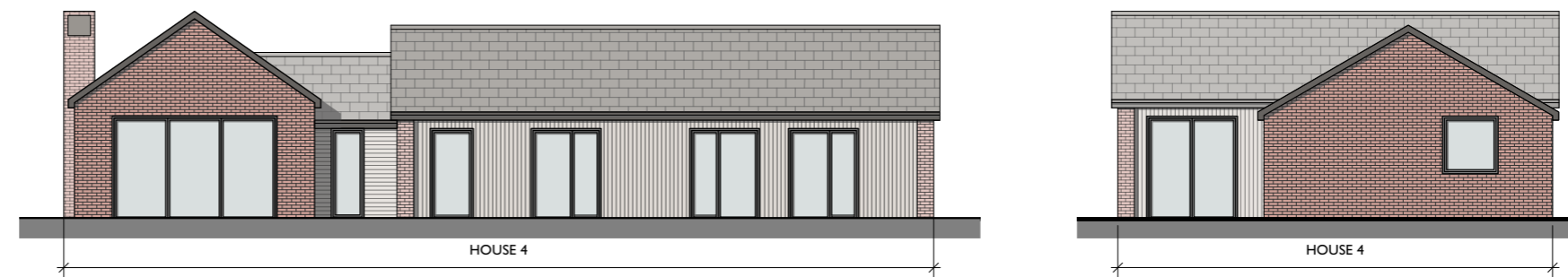


Proposed ground floor plan



Proposed front elevation

Proposed flank elevation



Proposed rear elevation

Proposed flank elevation



4 PROPOSAL

4.5 PLOT 5 (INDICATIVE)

The new houses, Plots 4-5, are based on similar floor plans and massing, but are have slight differences to suit the siting and orientation of each house.

Plot 5 is a single storey dwelling that provides a new detached family home consisting of 3 double bedrooms, with spaces and rooms in accordance with the London Plan space standard requirements.

The new dwelling has quadruple aspect, with obscured glazing on the flank with the bathroom, and provides the quality of spaces and provisions expected from a modern day family home. Direct connection to the garden from the rear and side of the property is provided.

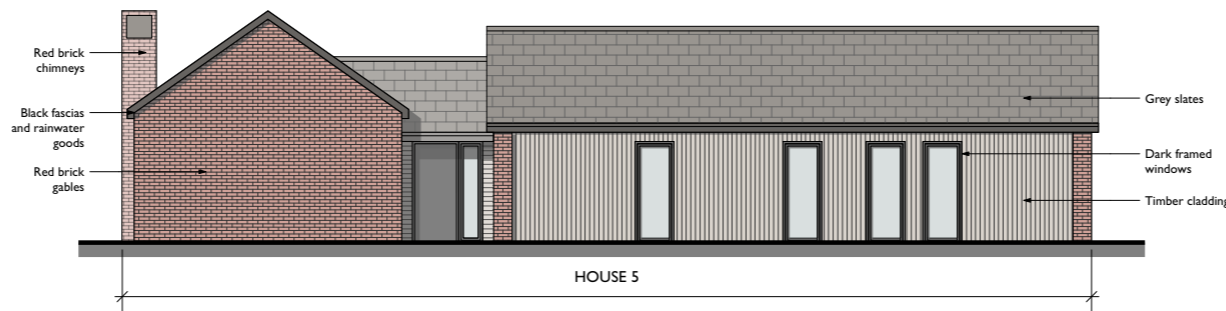
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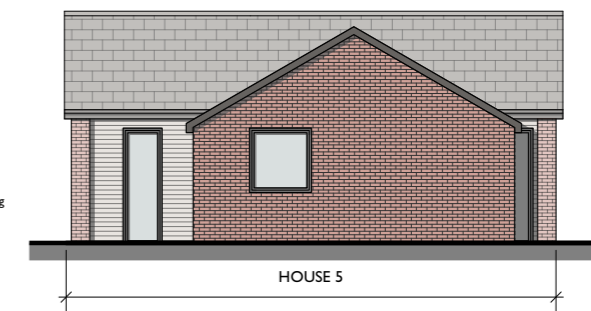
Area - 142 sq.m
Garden - 128 sq.m



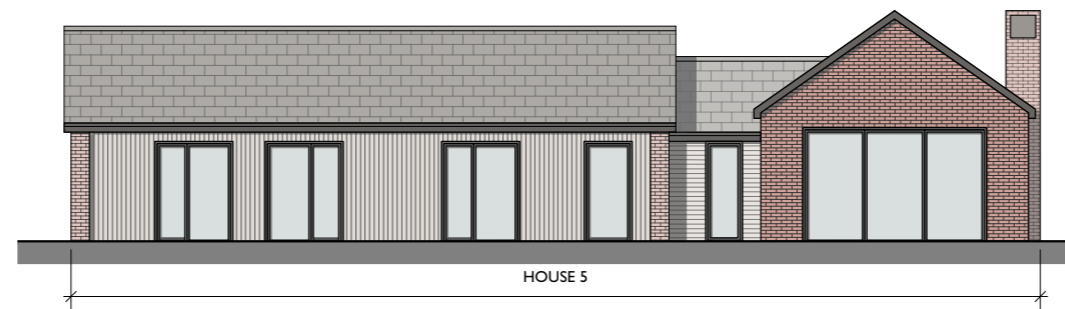
Proposed ground floor plan



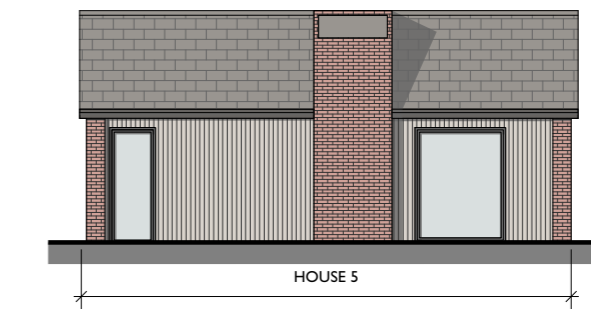
Proposed front elevation



Proposed flank elevation



Proposed rear elevation



Proposed flank elevation



4 PROPOSAL

4.6 APPEARANCE

This design of the new dwellings have taken strong influences from the surrounding area. The design and appearance are of a high standard and fit seamlessly into the surrounding context.

The forms and design of the dwellings take inspiration from farmstead clusters of buildings, as per the nearby Dreadnought Cottage, but with a contemporary approach to the detailing.

Simple material palettes to reference agricultural buildings, along with the single storey forms site the houses in front of the existing tree back drop to limit the visual impact of the houses on the surround Green Belt area.

This proposal has been designed specifically for this site and area. When viewed in the context of the surrounding properties the buildings fit seamlessly within the area, despite their limited visibility from Baston Road itself. The use of locally sourced materials combined with this respectful design will

ensure that this proposed dwelling will blend with the existing properties in the area and will harmonise with this location.



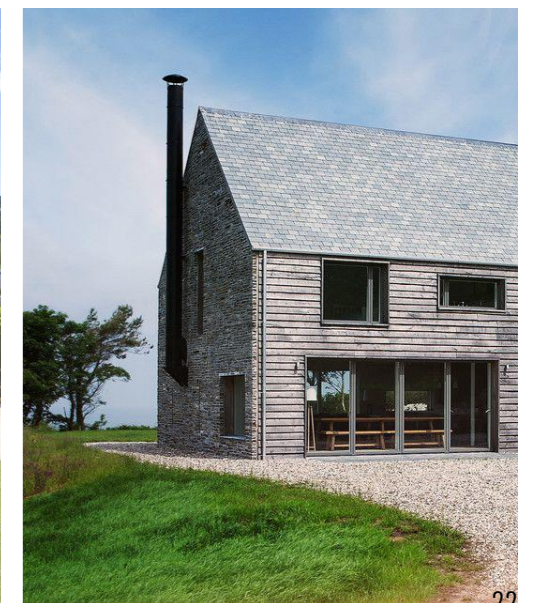
Nearby Dreadnought Cottage with red brick, timber cladding and intersecting single storey pitched roof forms.



Proposed elevation of the 2 proposed dwellings within the context of each other and the site

4 PROPOSAL

4.7 PRECEDENT IMAGERY



05

Site Sections

Land to the north east of and 133 Baston Road, Bromley BR2 7BS

5 SITE SECTIONS

5.1 INDICATIVE SITE SECTIONS

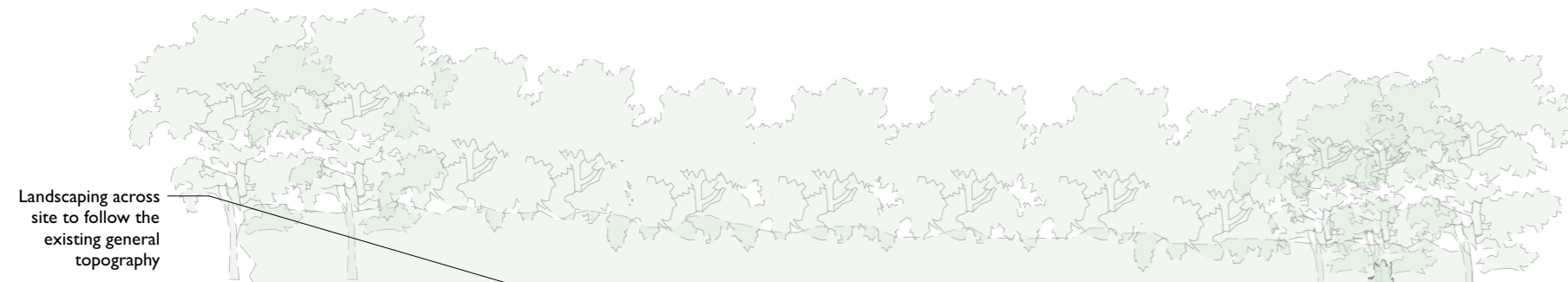


+75.00
DATUM

01 - Existing Site Section A-A
1:200@A3



00 - Key Plan
1:2000@A3



Landscaping across site to follow the existing general topography

+75.00
DATUM

02 - Proposed Site Section A-A
1:200@A3



5 SITE SECTIONS

5.2 INDICATIVE SITE SECTIONS

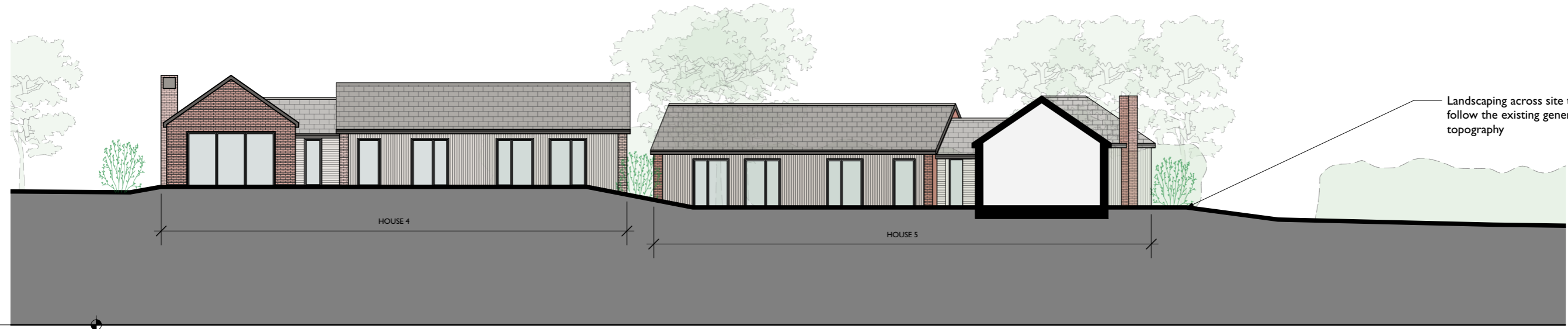


00 - Key Plan
1:2000@A3



+75.00
DATUM

01 - Existing Site Section F-F
1:200@A3



+75.00
DATUM

02 - Proposed Site Section F-F
1:200@A3

06

Summary

Land to the north east of and 133 Baston Road, Bromley BR2 7BS

6 SUMMARY

6.1 CONCLUSION

This outline planning application has presented the proposed scheme to demolish the existing dwelling and redevelopment of the site at 133 Baston Road, and demolition of an existing swimming pool, tennis court and associated outbuildings and redevelopment of the land to the north east of 133 Baston Road to create 2 new detached family homes with off street parking and associated amenities, and reconfigure the existing in and out entrance serving the site and adjacent Baston House School.

The National Planning Policy Framework (NPPF) attaches great weight to the importance of design in the built environment. Policy 3.5 of the London Plan (2016) requires housing development to be of the highest quality and Policies 7.1, 7.4 and 7.6 state that development should make a positive contribution to the local character and should incorporate the highest quality materials and design appropriate to its context. Policies 4 and 37 of the Bromley Local Plan (2019) reinforce these policies by confirming that the Council will require development to be of a high quality and be informed by the distinctive qualities, identity, topography and opportunities of the relevant places of Bromley.

The proposal reflects the architectural detailing and characteristics of the existing surrounding properties on the edge of the Green Belt and open space areas, and has been designed to both respect the adjacent conservation area and Green Belt. The proposal would sit within the existing site topography and existing street scene of Baston Road seamlessly.

Planted boundaries/hedging and landscaping would be retained/reinstated to the boundaries and front and rear of the site, retaining the site's character and natural beauty, while also providing privacy to the occupants and the provisions that

this development requires.

The development represents an improvement to the Green Belt area by removing the redundant swimming pool, tennis court, associated buildings and hard standing and replacing them with 2 sensitively designed houses that sit within the existing characteristics of the site while increasing the amount of soft, natural landscaping on the site.

Overall the scheme is considered to be a sensitive intensification of the site which makes the best use of the site, has taken on board the planning policy and precedents set by similar developments in the surrounding area and creates a homogenous development, which is of an appropriate scale and is of a high quality design.

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